

KEYNSHAM TOWN COUNCIL

Minutes of the Planning & Development Committee meeting held on Monday 17th
April 2023 at 7.30 pm in the Baptist Church, High Street

PRESENT: Cllrs C Fricker, A Greenfield, D Brassington, D Cooper and A
McGuinness.

NOT PRESENT: Cllr J Wallcroft.

IN ATTENDANCE: Dawn Drury (Town Clerk)

207. APOLOGIES FOR ABSENCE

Apologies received and accepted from Cllr D Biddleston.

208. DECLARATIONS OF INTEREST

There were none.

209. DISPENSATIONS

There were none.

210. CONFIRMATION OF MINUTES

RESOLVED:

*That the Minutes of the Planning & Development Committee meeting held on Monday 6th
March and Monday 27th March 2023 (previously circulated) be confirmed as a true record
and signed by the Chairman.*

211. PUBLIC PARTICIPATION

There were none.

212. SITE VISITS

There were none.

213. CONSULTATION ON PLANNING APPLICATIONS

213.1. 23/01107/FUL – 14 Chaffinch Avenue

Erection of single storey side extension.

RESOLVED:

*To SUPPORT - There are no planning reasons to object to this application: -
Keynsham Town Council consider that the proposal is in accordance with Bath and North
East Somerset Council Policies D1 – D6 of Bath and North East Somerset adopted
Placemaking Plan 2017 and Local Plan (Core Strategy) Partial Update Jan 2023.*

213.2. 23/01283/VAR – 26 Gaston Avenue

Variation of conditions 9 (Parking (Compliance)) and 11 (Plans List (Compliance)) of application 20/00563/FUL (Erection of 1 no 1 bed dwelling).

RESOLVED:

To SUPPORT the variation of condition 9 - There are no planning reasons to object to this application.

213.3. 23/01304/FUL – Flat 1 39 High Street

Installation of 4 no. replacement windows.

RESOLVED:

To SUPPORT with a comment- There are no planning reasons to object to this application:

-

Keynsham Town Council consider that the proposal is in accordance with Bath and North East Somerset Council Policies D1 – D6 of Bath and North East Somerset adopted Placemaking Plan 2017 and Local Plan (Core Strategy) Partial Update Jan 2023.

However, we would urge B&NES Council to consider whether this type of windows is appropriate in a conservation area.

213.4. 22/05156/REG03 – St Keyna Primary School, Monmouth Road

Erection of two storey building including 6 no. additional classrooms, additional social/dining facilities with ancillary functions and additional SEN quiet rooms and SENCo office. Creation of additional car parking facilities increased soft and hard play areas and associated landscaping.

RESOLVED:

To SUPPORT with Comments - There are no planning reasons to object to this application:

-

Keynsham Town Council consider that the proposal is in accordance with Bath and North East Somerset Council Policies D1 – D6 of Bath and North East Somerset adopted Placemaking Plan 2017 and Local Plan (Core Strategy) Partial Update Jan 2023

We hope that B&NES Council deal with the concerns reported in Bath Transitions response.

213.5. 23/01172/FUL – Barn Cottage, Old Bristol Road

Erection of garage/carport.

RESOLVED:

To SUPPORT - There are no planning reasons to object to this application: -

Keynsham Town Council consider that the proposal is in accordance with Bath and North East Somerset Council Policies D1 – D6 of Bath and North East Somerset adopted Placemaking Plan 2017 and Local Plan (Core Strategy) Partial Update Jan 2023

**213.6. 23/00874/FUL – 11 The Brambles**

Erection of a single storey rear extension. (Revised proposal).

RESOLVED:

*To SUPPORT - There are no planning reasons to object to this application: -
Keynsham Town Council consider that the proposal is in accordance with Bath and North East Somerset Council Policies D1 – D6 of Bath and North East Somerset adopted Placemaking Plan 2017 and Local Plan (Core Strategy) Partial Update Jan 2023.*

213.7. 23/00702/FUL – 5 The Homestead

Erection of single storey rear extension with flat roof (Retrospective).

RESOLVED:

To OBJECT on the following grounds: -

- The extension does not meet the conditions of Schedule 2, Part 1, Class A of the General Permitted Development order 2015. as the roof height of the extension is higher than the existing eaves of the dwelling. As such the extension is currently an unauthorised development.*
- Overlooking of adjacent property no.8, The Homestead which previously had the benefit of private areas, is now subject to being overlooked from no. 5, The Homestead. No. 8 did enjoy no direct window to window overlooking. This is a material planning consideration as overlooking and loss of privacy is a valid objection.*
- The Single Storey rear extension with its flat roof is incongruous in this location.*
- The new extension does not match or tie in with the existing garage and house eave heights, has window of size that are not compatible with the existing and has been designed with roof lights affecting the amenity of neighbours.*
- Keynsham Town Council support the calling in submission of B&NES Ward Councillor for Keynsham East, Cllr Andy Wait.*

The application is therefore contrary to Policies D2, D2a, D2b, D2c, D2g, D5c, D6 a, b and c of Bath and North East Somerset adopted Placemaking Plan 2017 and Local Plan (Core Strategy) Partial Update Jan 2023

214. PLANNING APPLICATIONS DETERMINED BY B&NES COUNCIL**RESOLVED:**

The planning applications determined by B&NES Council were received and noted.

215. ENFORCEMENT NOTICE RECEIVED

23/00135/NONCOM Keynsham Paper Mill Avon Mill Lane Keynsham

Re: Non-compliance with condition 6 of 21/01225/FUL.

RESOLVED:

Enforcement Notice received and noted.

216. LIST OF OUTSTANDING PLANNING APPLICATIONS

RESOLVED:

To receive and note the information.

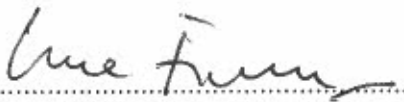
217. DATE OF NEXT MEETING

RESOLVED:

That the next scheduled meeting of this Committee will be held in the **Baptist Church, High Street, Keynsham on Monday 22nd May 2023 at 7.30 p.m.**

The meeting finished at 8.00 p.m.

Signed:



(Chairman)

Date:

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